

050.0

0005

0001.C

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

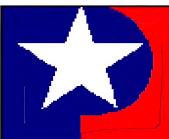
645,400 / 645,400

USE VALUE:

645,400 / 645,400

ASSESSED:

645,400 / 645,400


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
23		COURT ST, ARLINGTON

OWNERSHIP

Unit #: 23

Owner 1: AUERSWALD PHILIP/KATHERINE B

Owner 2:

Owner 3:

Street 1: 4512 WINDOM PLACE NW

Street 2:

Twn/City: WASHINGTON

St/Prov: DC Cntry Own Occ: N

Postal: 20016 Type:

PREVIOUS OWNER

Owner 1: WONSEK EDWARD S -

Owner 2: COO MELANIE B -

Street 1: 23-25 COURT STREET #23

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1875, having primarily Wood Shingle Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7095																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	645,400			645,400		196045
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT								Parcel ID	050.0-0005-0001.C		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	645,400	0	.	.	645,400	Year end	12/23/2021			
2021	102	FV	627,200	0	.	.	627,200	Year End Roll	12/10/2020			
2020	102	FV	618,100	0	.	.	618,100	618,100 Year End Roll	12/18/2019			
2019	102	FV	617,100	0	.	.	617,100	617,100 Year End Roll	1/3/2019			
2018	102	FV	547,100	0	.	.	547,100	547,100 Year End Roll	12/20/2017			
2017	102	FV	499,700	0	.	.	499,700	499,700 Year End Roll	1/3/2017			
2016	102	FV	499,700	0	.	.	499,700	499,700 Year End	1/4/2016			
2015	102	FV	455,100	0	.	.	455,100	455,100 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				4219	
WONSEK EDWARD S	35813-231		7/1/2002			425,000	No	No							
FAN XIONG BAI E	30948-368		12/10/1999			225,000	No	No							
BARRETT EDWARD	24134-130		1/5/1994			117,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/19/2018									Measured		DGM	D Mann					
5/6/2000										197	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good					CONDO CONVERSION 1994, Building Number 1.											
Sty Ht: 1T - 1 & 3/4 Sty		A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating:																
Foundation: 3 - BrickorStone		A 3QBth: 1	Rating:																
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good																
Prime Wall: 1 - Wood Shingle		A HBth: 1	Rating:																
Sec Wall: 1	%	OthrFix: 1	Rating:																
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1															
Color: WHITE		A Kits: 1	Rating:	Level FY LR DR D K FR RR BR FB HB L O															
View / Desir: D - AVGD		Frl: 1	Rating: Very Good	Other															
GENERAL INFORMATION				WSFlue: 1	Rating:	Upper													
Grade: C - Average								Lvl 2											
Year Blt: 1875	Eff Yr Blt:					Lvl 1													
Alt LUC:	Alt %:					Lower													
Jurisdict:	Fact: .					Totals				RMs: 6	BRs: 3	Baths: 1	HB: 1						
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD						Exterior:				No Unit	RMS	BRS	FL						
Prim Int Wal: 2 - Plaster						Interior:				1	6	3	2						
Sec Int Wall: 1	%					Additions:													
Partition: T - Typical						Kitchen:													
Prim Floors: 3 - Hardwood						Baths:													
Sec Floors: 1	%					Plumbing:													
Bsmt Flr: 12 - Concrete						Electric:													
Subfloor:						Heating:													
Bsmt Gar:						General:													
Electric: 3 - Typical						Totals				1	6	3							
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS								PARCEL ID 050.0-0005-0001.C											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					